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LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-67269 33838

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for First American Title, recorded 3-16-18 as Instrument No. 20180000260, now gives notice of default under the deed of trust executed by Phillip Paul Weidner, Trustor, in favor of Shaftel Law Offices, P.C., Beneficiary, recorded on December 27, 2012 at Instrument No. 2012-000238-0, in the Seldovia Recording District, Third Judicial District, State of Alaska encumbering the following property:

The West one-half of the Southwest one-quarter of the Southeast one-quarter (W1/2 SW1/4 SE1/4), of Section 20, Township 8 South, Range 14 West, Seward Meridian, in the Seldovia Recording District, Third Judicial District, State of Alaska.

The address of the property is NHN Jakolof Bay Road, Seldovia, AK 99665.

Trustor is in default as payment of the secured note matured on December 31, 2015 and full payment is past due.

The amount due and owing by Trustor to the Beneficiary as of March 16, 2018 is \$64,625.25, which includes \$62,309.25 in principal and interest, \$466.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$1,760.00 attorney fees. This balance will continue to accrue interest after March 16, 2018 at a rate in accordance with the Note until the time of sale. Other charges, as allowed under the loan documents, may also accrue until the time of sale.

YOU ARE NOTIFIED that Fidelity Title Agency of Alaska, Trustee, by demand of beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on June 27, 2018, in the main lobby of the Boney Courthouse at 303 K Street, Anchorage, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

Payment must be made at the time of sale in cash or by cashier's check. Beneficiary may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that because default has arisen by failure to make the full payment at maturity of the loan, the only remedy to terminate the foreclosure is to pay the loan off in full. To determine the current amount required to be paid to pay off the loan, you may call 868-9214 or send an e-mail to diannem@lbblawyers.com.

Dated this 16 day of March, 2018.

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

Its: COO

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

The foregoing instrument was acknowledged before me this 16 day of March, 2018, by Leslie Plikat, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]
Notary Public for Alaska
My commission expires: 10-31-2020

